

# Flathead County

## Planning & Zoning

40 11<sup>th</sup> Street West, Suite 220 Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210

### **MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION**

*Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.*

**FEE ATTACHED \$** 1245.00

**SUBDIVISION NAME:** South Lamb Lane Subdivision

**OWNER(S) OF RECORD:**

Name: Karrow Properties LLC Phone: (406)250-7997

Mailing Address: Box 4147

City, State, Zip: Whitefish, MT 59937

Email: jakechristiansen@hotmail.com

**APPLICANT (IF DIFFERENT THAN ABOVE):**

Name: Karrow Properties LLC - Jake Christiansen/Yvonne May - members Phone: (406)250-7997

Mailing Address: Box 4147

City, State, Zip Code: Whitefish, MT 59937

Email: jakechristiansen@hotmail.com

**TECHNICAL/PROFESSIONAL PARTICIPANTS:**

Name: Matt Nerdig, PE. A2Z Engineering Phone: (406)249-1385

Mailing Address: 138 E Center Street

City, State, Zip: Kalispell, MT 59904

Email: mnerdig@a2z-engineering.com

Name: Thomas "Skip" Sibson, LS., Sam Cordi Land Surveying Phone: (406)250-0371

Mailing Address: Box 323

City, State, Zip: Whitefish, MT 59937

Email: tesibson@hotmail.com

**LEGAL DESCRIPTION OF PROPERTY:**

Street Address 1555 Karrow Ave

City/State & Zip Whitefish, MT 59937

Assessor's Tract No.(s) 0473700 Lot No.(s) 1

Section 01 Township 30N Range 22W

**GENERAL DESCRIPTION/TYPE OF SUBDIVISION:** Major Subdivision, dividing 19.068 acre parcel  
into 2 lots. Lot 1 being 19.068 acres, and Lot 2 being 4.00 acres.

Number of Lots or Rental Spaces 2 Total Acreage in Subdivision 19.068  
Total Acreage in Lots 19.068 Minimum Size of Lots or Spaces 4.75  
Total Acreage in Streets or Roads 0.866 Maximum Size of Lots or Spaces 14.32  
Total Acreage in Parks, Open Spaces and/or Common Areas 0

**PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:**

Single Family 2 Lots Townhouse \_\_\_\_\_ Mobile Home Park \_\_\_\_\_  
Duplex \_\_\_\_\_ Apartment \_\_\_\_\_ Recreational Vehicle Park \_\_\_\_\_  
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Planned Unit Development \_\_\_\_\_  
Condominium \_\_\_\_\_ Multi-Family \_\_\_\_\_ Other \_\_\_\_\_

**APPLICABLE ZONING DESIGNATION & DISTRICT:** Whitefish Rural - R2.5

**IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL,  
WHITEFISH, OR COLUMBIA FALLS?** Yes.

**ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS:** 2020 Tax Mkt. appraisal \$674600.00

**IMPROVEMENTS TO BE PROVIDED:**

**Roads:** Existing Gravel Existing Paved \_\_\_\_\_ Curb \_\_\_\_\_ Gutter \_\_\_\_\_ Sidewalks \_\_\_\_\_ Alleys \_\_\_\_\_ Other \_\_\_\_\_

\* **Water System:** \_\_\_\_\_ Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User Existing Public

\* **Sewer System:** \_\_\_\_\_ Individual Existing Shared \_\_\_\_\_ Multiple User \_\_\_\_\_ Public

**Other Utilities:** Existing Cable TV Existing Telephone Existing Electric Existing Gas \_\_\_\_\_ Other \_\_\_\_\_

**Solid Waste:** Existing Home Pick Up \_\_\_\_\_ Central Storage \_\_\_\_\_ Contract Hauler \_\_\_\_\_ Owner Haul

**Mail Delivery:** Existing Central \_\_\_\_\_ Individual \_\_\_\_\_ School District: \_\_\_\_\_

**Fire Protection:** Existing Hydrants \_\_\_\_\_ Tanker Recharge \_\_\_\_\_ Fire District: Whitefish

**Drainage System:** Bioretention swales

\* **Individual** (one user)

**Shared** (two user)

**Multiple user** (3-9 connections or less the 25 people served at least 60 days of the year)

**Public** (more than 10 connections or 25 or more people served at least 60 days of the year)

\* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

This water supply is from existing water taps within the South Karrow Water Association agreement with City of Whitefish. This system is defined as a subsequent public water supply that purchases water from the City of Whitefish Public Water Supply. The subdivision will use the existing service connections and therefore no new connection installations or main extensions will be required for this proposed subdivision. The waste water treatment an existing shared system as approved by the MT DEQ and Flathead County Health Department, the shared system will not be a public utility.

**PROPOSED EROSION/SEDIMENTATION CONTROL:** Little ground disturbance is expected as septic, water, and most utilities are installed. All roads and approaches are installed. Main ground disturbance will be Lot 2 residence construction. See Appendix B Dust Control Plan.

**VARIANCES: ARE ANY VARIANCES REQUESTED?** no (yes/no)  
(If yes, please complete the information on page 3)

**SECTION OF REGULATIONS CREATING HARDSHIP:** none

**PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED BELOW:** *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.  
N/A  

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2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.  
N/A  

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3. The variance will not cause a substantial increase in public costs, now or in the future.  
N/A  

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4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.  
N/A  

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5. The variance is consistent with the surrounding community character of the area.  
N/A  

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**APPLICATION CONTENTS:**

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

*This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:*

**Flathead County Planning & Zoning Office 40 11<sup>th</sup> Street West, Ste 220  
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

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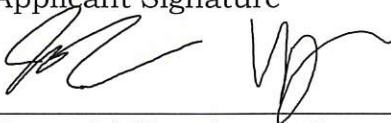
*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*



Applicant Signature

November 24, 2020

Date



Owner(s) Signature (*all owners must sign*)

November 24, 2020

Date